105.0	0002	0015.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	736,300 /	736,300
					USE VALUE:	736,300 /	736,300
					ASSESSED:	736,300 /	736,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUJOULIAN PAUL J
Owner 2:	QUIRK JOSEPH BRENDAN
Owner 3:	
Street 1:	22 OLD COLONY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOUJOULIAN PAUL J -
Owner 2:	-
Street 1:	22 OLD COLONY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,370 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Vinyl Exterior and 1492 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11370.000	203,500		532,800	736,300
Total Card	0.261	203,500		532,800	736,300
Total Parcel	0.261	203,500		532,800	736,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.37 | /Parcel: 493.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 67457

GIS Ref

GIS Ref

Insp Date 09/27/18

!8323!

PREVIOUS ASSESSMENT

Parcel ID 105.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	203,500	0	11,370.	532,800	736,300	736,300	Year End Roll	12/18/2019
2019	101	FV	185,200	0	11,370.	532,800	718,000	718,000	Year End Roll	1/3/2019
2018	101	FV	185,100	0	11,370.	456,700	641,800	641,800	Year End Roll	12/20/2017
2017	101	FV	185,100	0	11,370.	426,200	611,300	611,300	Year End Roll	1/3/2017
2016	101	FV	185,100	0	11,370.	365,300	550,400	550,400	Year End	1/4/2016
2015	101	FV	184,200	0	11,370.	327,300	511,500	511,500	Year End Roll	12/11/2014
2014	101	FV	184,200	0	11,370.	302,900	487,100	487,100	Year End Roll	12/16/2013
2013	101	FV	184,200	0	11,370.	288,800	473,000	473,000		12/13/2012

PRINT

Date	Time
12/10/20	22:54:04

LAST REV

Date	Time
10/09/18	10:19:10

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8323

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOUJOULIAN PAUL	1523-23		2/22/2018	Convenience	99	No	No		
	1079-200		3/1/1991		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	67457
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2005	347	Siding	12,750					

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	CC	Chris C
3/20/2012	Inspected	BR	B Rossignol
2/13/2009	Meas/Inspect	189	PATRIOT
5/3/2006	External Ins	BR	B Rossignol
4/19/2001	Inspected	PM	Peter M
11/2/2000	Hearing N/C	189	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	263	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11370		Sq. Ft.	Site		0	70.	0.67	4									532,768						532,800	

Total AC/HA: 0.26102 | Total SF/SM: 11370 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 532,768 | Spl Credit | Total: 532,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00490558
Adj $ / SQ:	128.879
Other Features:	83274
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	294908
Depreciation:	91421
Depreciated Total:	203486

COMMENTS

PDAS. OF=SINK IN BMT. BMT FIREPLACE
DOES NOT WORK..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1			HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

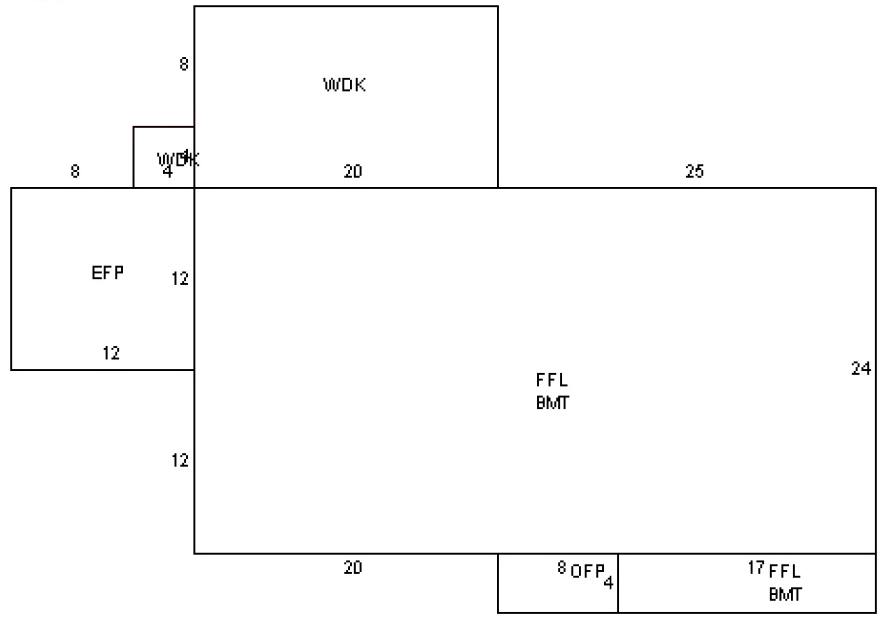
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.88
Special Features:	0	Val/Su Net:	74.60
Final Total:	203500	Val/Su SzAd	177.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,148	46.200	53,041
FFL	First Floor	1,148	128.880	147,953
WDK	Deck	256	9.950	2,548
EFP	Enclos Porch	144	46.360	6,675
OFP	Open Porch	32	44.220	1,415

Net Sketched Area:	2,728			Total:	211,632
Size Ad	1148	Gross Are	2728	FinArea	1492

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---